112.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	691,600 / 691,600
					USE VALUE:	691,600 / 691,600
					ASSESSED:	691,600 / 691,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUTCHINSON ROBERT G & DORIS M
Owner 2:	TRS/ ROBERT G HUTCHINSON LIVIN
Owner 3:	DORIS M HUTCHINGSON LIVING TR
Street 1:	28 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HUTCHINSON ROBERT G--ETAL -
Owner 2:	HUTCHINSON DORIS MARIE -
Street 1:	28 THESDA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,324 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 1498 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9324.000	223,200	3,100	465,300	691,600
Total Card	0.214	223,200	3,100	465,300	691,600
Total Parcel	0.214	223,200	3,100	465,300	691,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.81 | /Parcel: 461.8

Legal Description

User Acct 71095

GIS Ref

GIS Ref

Insp Date 09/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 112.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	223,200	3100	9,324.	465,300	691,600	691,600	Year End Roll	12/18/2019
2019	101	FV	194,900	3300	9,324.	458,700	656,900	656,900	Year End Roll	1/3/2019
2018	101	FV	194,900	3300	9,324.	352,300	550,500	550,500	Year End Roll	12/20/2017
2017	101	FV	194,900	3300	9,324.	332,400	530,600	530,600	Year End Roll	1/3/2017
2016	101	FV	194,900	3300	9,324.	305,800	504,000	504,000	Year End	1/4/2016
2015	101	FV	182,700	3400	9,324.	285,800	471,900	471,900	Year End Roll	12/11/2014
2014	101	FV	182,700	3400	9,324.	263,200	449,300	449,300	Year End Roll	12/16/2013
2013	101	FV	182,700	3400	9,324.	263,200	449,300	449,300		12/13/2012

!8679!

PRINT

Date	Time
12/10/20	23:13:36

LAST REV

Date	Time
08/05/20	10:07:51
mmcmakin	
8679	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUTCHINSON ROBE	75196-402	1	7/24/2020	Convenience	10	No	No		
	11988-339		4/29/1971		17,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/2018	343	Alterati	4,300	C				
2/26/2013	256	Manual	23,400	C				
8/4/2009	665	Re-Roof	2,500					

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	CC	Chris C
5/23/2013	Info Fm Prmt	EMK	Ellen K
3/31/2009	Meas/Inspect	189	PATRIOT
11/9/2000	Hearing N/C	189	PATRIOT
3/17/2000	Inspected	263	PATRIOT
2/7/2000	Measured	264	PATRIOT
9/2/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	71095
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9324		Sq. Ft.	Site		0	70.	0.71	6			Topo	-5					465,314						465,300	

Total AC/HA: 0.21405 | Total SF/SM: 9324 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 465,314 | Spl Credit | Total: 465,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	140.333
Other Features:	77526
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	303302
Depreciation:	80072
Depreciated Total:	223231

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

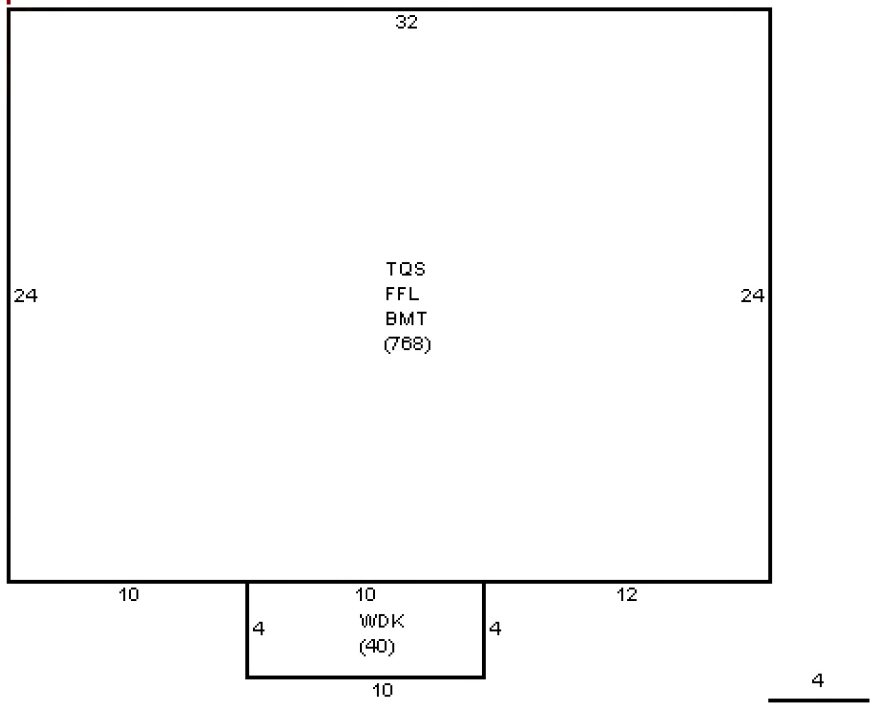
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	47.570	36,536
FFL	First Floor	768	140.330	107,775
TQS	3/4 Story	576	140.330	80,832
WDK	Deck	40	15.840	634

Net Sketched Area:	2,152	Total:	225,777
Size Ad	1344	Gross Are	2344	FinArea	1498
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	140.33
Special Features:	0	Val/Su Net:	103.72
Final Total:	223200	Val/Su SzAd	166.07

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 112.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	28X16	A	AV	1980	8.23	T	31.2	101			2,500			2,500
7	Pool A-C	D	Y	1	15	A	AV	1980	58.33	T	31.2	101			600			600
2	Frame Shed	D	Y	1	12X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100